

# 44/27 Eugenia Circuit, Robina, Qld 4226

## Townhouse For Sale

Wednesday, 3 July 2024

REPUBLIC<sup>R</sup>

44/27 Eugenia Circuit, Robina, Qld 4226

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 128 m2

Type: Townhouse



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## NEW TO MARKET

Impeccably maintained, this homely, versatile and modern townhome over 2 levels is a must see. Upstairs is the free-flowing layout with gorgeous timber floors, that seamlessly connects the kitchen, living, and separate dining area to a covered balcony. Big windows allow an abundance of light into the living areas. The generous master with its own balcony and ensuite bathroom. The second bedroom and main bathroom with a bathtub are also upstairs. Downstairs offers another 2 bedrooms and a bathroom, this floorplan would make for a possible dual occupancy arrangement. The landscape garden offers the perfect place for a BBQ and a gorgeous tropical space to relax. Situated within a beautifully manicured and securely gated complex, it offers peace of mind and a sense of community. Just a short distance from Bond University, Robina Town Centre, Varsity Train station, and an array of restaurants and cafes and shopping precincts, this home is central to all the coast's highlights.

**Homely Features include:-**

- End location, only one adjoining neighbour-
- Open-plan design with a seamless flow throughout the home-
- Living area featuring elegant floorboards, extending to an undercover balcony-
- Modern kitchen equipped with a breakfast bar, stone benchtops, and ample bench and storage space-
- All bedrooms upstairs have plush carpeting, built-in robes, and ceiling fans-
- Generous master bedroom complemented by an ensuite and a private balcony-
- Spacious third and fourth bedrooms downstairs, versatile for dual occupancy or home office arrangements-
- Expansive private landscaped garden, perfect for BBQs and entertaining-
- Solar panels for saving the environment and some money

**Council Rates:** Approx. \$1,000 per 6 months  
**Water Rates:** Approx. \$400 per quarter  
**Body Corporate:** Approx. \$92 per week  
**Rental Appraisal:** \$850-\$875 per week

**'Robina Quays' Complex Offers:**

- Freshly painted complex
- Secure complex with security gate
- Swimming pool with a shade awning
- BBQ area
- Gym
- Gorgeous gardens

**Let's talk about the location:**

- Walking distance to the Varsity Train Station
- Short drive to Robina town centre
- Schools nearby are All Saints, Hillcrest and Kings Christian College
- Varsity College Primary Campus
- Walking tracks and parks near by
- Quiet complex
- A short walk to convenience stores
- Close to Varsity Train Station, Robina Town Centre and easy access to the M1
- Short drive to Miami & Nobby's, Burleigh Heads and the world renowned Gold Coast surf beaches

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